



# The Old Stone Wall

E-Newsletter of the NH Division of Historical Resources

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## Green Preservation Begins at Home

**"The greenest  
building is the  
one that is already  
built"**

*Carl Elefante, FAIA, LEED  
AP*

Franklin Pierce Homestead, Hillsborough, NH DHR photo



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## Green Your Historic Building: Energy Audits for Historic Building Owners

**Mary Kate Ryan**, State Survey Coordinator

I know that property owners nationwide are becoming more aware of the impact their dwellings have on their personal carbon footprints. Cities and towns, too, are looking at ways to manage their energy and fiscal budgets. Heating oil,

Deputy State Historic Preservation  
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[Click for DHR economic recovery  
program information](#)

*The DHR is a state service agency, supported by the State of New Hampshire, by the federal Historic Preservation Fund (through a matching grant administered by the National Park Service of the U.S. Department of the Interior), and by donated funds and services. In addition to its state functions, the DHR is also responsible for administering the federal preservation program in New Hampshire.*

natural gas, and electricity are expensive, too, leaving quite a footprint in the monthly budget. Saving energy saves money; saving the planet is often just a happy by-product.

In preservation, we often tell people that you cannot know what to save until you know what you have. At the town level, that means a survey of historic buildings; at the property owner level, this means knowing the ins and outs of your property. The same is true for energy - you cannot know where to improve your energy efficiency until you know where your energy is being spent.

I talked with Anne Stephenson, a certified energy auditor and part of the [Clean Air-Cool Planet](#) team that the DHR has been working with on several energy projects in the state, about what historic building owners should know about energy auditing. Anne is LEED AP certified, a HERS energy rater, and a BPI building analyst; her energy auditing business is the Buttoned Up Home. I'll explain the certifications below.

Anne suggests that you start by working on the easier projects yourself. You can start with many online tools and articles that will guide you through simple steps on your own. Energy Star, from the US Department of Energy, has an "Assess your Home" section to guide you through some simple steps. The Lawrence Berkeley Lab has The Home Energy Saver online audit tool, which Anne recommended. More locally, the NH Carbon Challenge has great NH-specific information to help you reduce your energy consumption. Additionally, many utility companies offer free or low-cost walk-throughs.

Why do all this if you plan to hire an energy auditor? Because you are hiring an auditor for his or her expertise on energy use and an objective evaluation of your home. Anne says her best clients are the ones who have taken the time to educate themselves, those who have done the NH Carbon Challenge, and who have done the easy projects on their own. Simple steps such as using more power strips and installing compact fluorescent light bulbs even may help pay for a professional energy audit. The auditor will be able to guide you through the more technical aspects of your building's energy usage and help prioritize future projects. Use the free tools to maximize your audit.

How do you choose an auditor? There is no standard way. Anne is a certified Home Energy Rating Systems (HERS) energy rater, a designation through the Residential Energy Services Network (RESNET), and a Building Performance Institute (BPI) building analyst, both recognized national certifications. A partial list of certified energy auditors can be found through the Residential Energy Performance Association of New Hampshire (REPA). Ask your auditor about his or her training, and if you have an historic house,



ask about his or her experience with historic buildings. You should also know whether the auditor has other business interests, such as an insulation business. This isn't necessarily a bad thing, but such interests should be disclosed.

What should you know before your auditor arrives? Anne suggests collecting, if possible, a year's worth of utility bills. You should also know the age of your building, the age of the furnace, what types of fuel you are using, and when major renovations were done on the building.

I asked Anne to describe the actual on-site process to me. She starts with a walk around the outside of the building, assessing the location, size, situation on the lot, and any apparent moisture damage on the outside of the house. Depending on the circumstances, the thermal imaging camera may also provide her with additional information on the state of the building. She talks with the owners about energy costs, concerns and areas they feel need improvement in the house, and then begins the interior inspection. Working from the basement up, she performs a visual inspection of each room, looking at windows, radiators or vents, appliances and electronics plugged in, light bulbs, power strips, and visible moisture damage. Where appropriate, she uses the thermal imaging camera to assess the room. She also measures the windows to get a ratio of window area to wall area. The blower door test shows air infiltration in the house, which can help plan projects to reduce drafts and prevent moisture problems. (Read a full description [here](#).) She then prepares a report which analyzes the results of the inspection and the bill information to show property owners exactly where they are spending their energy money, rating the relative energy significance of rooms and functions. She provides a list of projects, ranked in orders of magnitude for bigger energy expenses and largest savings projected, to show you where your improvement money can be best spent. Additionally, she provides basic information on air sealing and materials, and a glossary of terms, both of which will help the DIY home owner and the call-a-contractor homeowner. For most people, Anne says, the cost of the audit can be paid back in less than a year.

When I asked Anne what was the most important thing people should know about having a professional energy audit done, she said that there is no reason not to do it. There are so many ways to increase efficiency, which saves energy and money, and that her job is to help her clients become better consumers of energy products. Some people may be afraid of what an audit would reveal, or feel that their home is too "bad" to fix, but this is never the case. Your auditor is not there to judge your home, but to help you increase its value and usefulness. Many thanks to Anne for agreeing to be part of

The Old Stone Wall.

***Historic American Engineering Record Teams Working in New Hampshire***

[James L. Garvin](#), State Architectural Historian



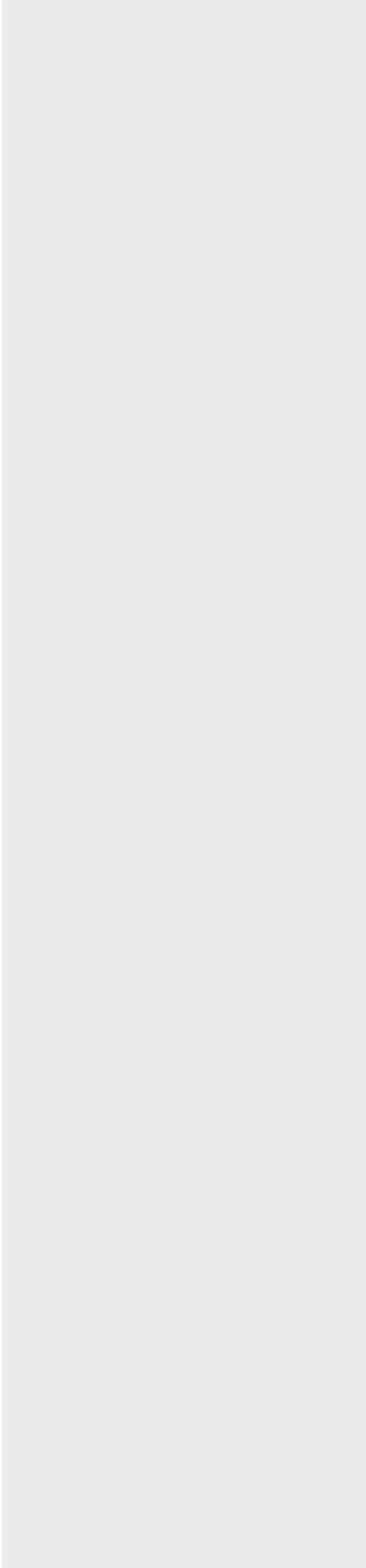
A team from the [Historic American Engineering Record \(HAER\)](#) recorded two historic bridges in New Hampshire in June 2009, and will return in August to study a later generation of covered bridges

in Vermont and New Hampshire.

The June project measured and photographed two very different bridges: the Whittier Covered Bridge in Ossipee and a wood and steel railroad truss bridge in Gorham. Both bridges have been endangered, and the HAER recordation will provide baseline documentation prior to work that will offer each span a brighter future.

Built in 1870, Whittier Bridge utilizes a distinctive truss designed by Peter Paddleford (1785-1859) of Littleton. Fourteen Paddleford truss bridges survive in New Hampshire, representing the most prevalent type of covered spans in the state. Whittier Bridge had fallen into disrepair and been closed to traffic since 1989. Continued deterioration threatened the bridge during the winter of 2007-8, when heavy snows placed an unusual load on the weakened trusses. Named by the New Hampshire Preservation Alliance as one of the state's "Seven to Save" properties in 2007, the bridge received a grant from the New Hampshire Land and Community Heritage Investment Program (LCHIP), which funded the removal of the bridge from the Bearcamp River in July 2008 (see the Fall 2008 Old Stone Wall). See videos of the move on [YouTube](#).

In April 2008, the Federal Highway Administration announced that Whittier Bridge had been awarded a \$632,000 grant from



Before such work can be undertaken with its inevitable replacement of deteriorated members, the current condition of the bridge must be recorded. The project was fortunate enough to attract the attention of Christopher Marston, architect and project leader for HAER, who added Whittier Bridge to the list of New England projects for the summer of 2009. The drawings, photographs, and written narrative for Whittier Bridge will constitute essential parts of the historic structure report that must precede work on the bridge. The monetary value of HAER's contribution will make additional funding available for physical work on the bridge.

The HAER team also recorded a rare Howe truss railroad bridge in Gorham. One of only two remaining low or "pony" truss bridges designed to carry railroad trains, this bridge seemed to be doomed when it was burned by an arsonist in May 2004. But the National Society for the Preservation of Covered Bridges stepped forward with an offer to remove the damaged bridge from its abutments in return for salvage rights, and the structure was lifted by crane to a place of storage.

The Society recently learned that Professor Dario Gasparini of Case Western Reserve University was searching for an available Howe truss for structural analysis. If all goes according to plan, the Gorham bridge will be rehabilitated with new wood, transported to Cleveland, and set up in a new structural engineering laboratory for exhaustive testing. The HAER drawings will guide the reconstruction. The Society hopes that the bridge will return to New Hampshire for permanent installation at a new site after the structural study is complete.

In August, the HAER team will return to study a special group of covered bridges, those built by the late Milton S. Graton (1908-1994) and his son Arnold, Sr. The Gratons are credited with reviving the art of building covered bridges in the traditional manner. The team will begin with a close study of the Hall-Osgood Covered Bridge (1982) in Rockingham, Vermont. They may travel to Henniker, New Hampshire, to study the Gratons' New England College Covered Bridge (1972), which was listed in the State Register in 2003 and rehabilitated by the college in 2009.

Photo: Moving Whittier Bridge, *James L. Garvin, NH DHR*

## **1791 Law Amended to Protect Stone Walls**

[James L. Garvin](#), *State Architectural Historian*



A law passed in 1791 has been amended to protect New Hampshire's stone walls against theft in the twenty-first century. Once rare, such theft has become epidemic in New Hampshire and other New England states as the value of weathered stone for landscaping has increased dramatically. A flagrant example of such theft was reported in the *Manchester Union Leader* in July 2008. In the winter of 2007-8, 500 feet of wall was stolen from the Leslie C. Bockes Memorial Forest in Londonderry. Thieves brazenly used their machinery under the guise of moving snow. Many other such thefts have not been reported or even detected, including some in New Hampshire state parks and forests.



In an effort to define penalties for trespass and theft of resources, the General Court decreed in 1791 "that if any person shall dig up or carry away any stones, ore, gravel, clay or sand belonging to the proprietors of any common land, or to any particular person or persons, every such offender shall forfeit and pay treble damages to the party or parties injured thereby, and also a sum not exceeding five pounds." This language has been retained in New Hampshire's statutes almost unchanged. The law was amended in 1842 to include "turf or mold" among the protected resources, and to change the maximum penalty for theft from "five pounds" to "fifteen dollars." Both five pounds and fifteen dollars were roughly equivalent to fifteen days' wages for an ordinary worker, making the penalty for such theft a strong deterrent.

Transformed into RSA 539:4 in 1955, this statute has been regarded as almost the only legal countermeasure against the theft of stone walls. But the law did not specifically mention "walls," and the wording of the law was changed at some point to set the fifteen dollar fine as the maximum penalty, not a fine in addition to "treble damages." Inflation reduced the fine from a deterrent to a mere caricature of a penalty.

Prompted by local thefts of stone walls, Representative Judith Day of North Hampton introduced bills in the 2008 and 2009 legislative sessions to amend RSA 539:4, specifically focusing the amended statute on the protection of stone walls. The 2009 bill was referred to the House Judiciary Committee, which appointed a subcommittee, composed of Representatives Gary Richardson, Philip Preston, David Nixon, and Janet Wall, to consider the proposed changes.

After careful study, in which DHR staff participated, the subcommittee decided to honor the long history of the 1791 statute by retaining most of its original wording, including the additions of 1842. But to the list of protected resources, the subcommittee added the words "stone from a stone wall." They then replaced the ineffective fifteen dollar maximum fine with the words, "shall forfeit to the person injured treble damages, based on the cost of materials and restoration, and including attorney's fees and costs." [Click here to read the amended RSA 539:4.](#)

The vulnerability of stone walls to theft and damage has become a regional concern and the subject of increasing publicity. In 2008, the National Trust for Historic Preservation featured an article about New England stone walls in its on-line newsletter. The Trust highlighted the Stone Wall Initiative in Connecticut, founded in 2002 by geology professor Robert Thorson of the University of Connecticut, the author of a history and a field guide to stone walls. The Trust article noted that "while some towns are working to add stricter penalties for wall removal, brazen theft in remote areas-including state parks, forests, and country roads-continues." In May 2009, reporter Tom Mooney of the Providence Journal wrote a feature article on stone walls in New England. Mooney prefaced his article with the observation that "New England's old stone walls, which for generations have stood as icons to forebears' gritty resolve against an inhospitable terrain, are prompting much emotion these days."

Click here for a recent news feature by Brian MacQuarrie in the August 10, 2009 Boston Globe, and here for Tom Mooney's May 2009 piece in the Providence Sunday Journal; both articles and many more are also available from Stone Wall News.

Photo: Stone wall in Deerfield. *James L. Garvin, NH DHR*

### Want to Know More About Preservation?

Plymouth State University's growing Certificate in Historic Preservation program is offering three courses at its Concord campus this fall: **Cultural Property Law**, taught by Ricardo A. St. Hilaire, Grafton County Attorney, beginning September 1; Historical Preservation **Methods & Documentation**, taught by Elizabeth H. Muzzey, director of the NH Division of Historical Resources and State Historic Preservation Officer, beginning September 1; and **Principles of Historic Preservation**, taught by Christopher W. Closs, historic preservation consultant, beginning September 2.

For more information on the program, current offerings and registration, visit the [Plymouth State historic preservation program](#) site.

### New Additions to the New Hampshire State Register of Historic Places

[Mary Kate Ryan](#), State Survey Coordinator

[Shelly Angers](#), Communications Coordinator, Department of Cultural Resources

The New Hampshire Division of Historical Resources is pleased to announce that the State Historical Resources Council has added three individual properties to the New Hampshire State Register of Historic Places.

The most recent additions to the New Hampshire State Register of Historic Places are:

**Blair Covered Bridge, Campton.** This Long truss bridge was built in 1870 and is the only surviving NH example of Lt. Col. Stephen Harriman Long's patent design of 1830, one of the first engineered truss designs.

**Old Town Hall, Salem.** This center of community life in Salem for more than 200 years is also a well-preserved example of a colonial building renovated in the Colonial Revival and Medieval "arts and crafts" styles by Edward Searles and prominent architect Henry Vaughn.

**Hooksett Town House/Town Hall, Hooksett.** The well-charted history of this somewhat altered town house is a physical record of town meeting democracy. Every aspect and change of this structure went to a vote of the townspeople, making it a truly New Hampshire resource.



Photo: Blair Bridge, Campton, *DHR file photo*

### Local Energy Matters for Preservation

Is your city or town looking at ways to save money while continuing to use your historic municipal buildings? The Small Town Carbon Calculator ([STOCC](#)) could help. Energy efficiency projects are more likely to be funded if a clear need can be demonstrated, and STOCC can help communities define needs and focus priorities.

If your town has a Local Energy Committee or a Heritage Commission -- or, if you're lucky enough to have both -- the STOCC inventory of town-owned buildings would be a great asset for either or both groups. The DHR will work with cities and towns to make sure their energy efficiency projects also preserve the important historic character of their historic municipal buildings.

If you have local success stories about a partnership between your local energy committee and your heritage commission -- or your conservation commission or your agricultural commission, the DHR would love to hear about it. Please send stories and contact information to [Nadine Peterson, Preservation Planner](#).

### **Saving History and Energy: Showcasing Rehabilitation of the State Library's Historic Windows**

If you walk past the New Hampshire State Library in Concord and see plywood over the windows, don't panic. The historic windows of the 1895 building and those from a 1930s renovation are being rehabilitated, and the plywood is only a temporary covering. Work includes sill repairs, an ultraviolet film over the original glass, blinds and full window screens. It will lower heating and cooling expenses and make the historic building more energy efficient, while maintaining its historic character.

According to State Architectural Historian James L. Garvin, "That building is really the finest ever built by the state of New Hampshire." Click [here](#) to read a recent article by Kevin Landrigan in the *Nashua Telegraph* that describes the project in more detail.



Photo: Work in progress at the State Library building. *James L. Garvin, NH DHR*

### **NH State Library "Connecting to Collections" with New Online Database**

[Shelly Angers](#), Communications Coordinator, NH Department of Cultural Resources

[Janet Eklund](#), Administrator of Library Operations, NH State Library

The New Hampshire State Library has received a National Leadership Grant from the Institute of Museum and Library Services to create a statewide database of cultural collections housed in New Hampshire's nearly 800 libraries, museums and other culture and heritage organizations. This online database, "Connecting to Collections," will bring together information about collections from all participating organizations, allowing anyone with Internet access to go online and learn more about items important to New Hampshire's culture and heritage.

"Connecting to Collections" will raise awareness and access to collections about New Hampshire's cultural heritage. It will also focus attention on the importance of safe environmental conditions, emergency preparedness, state preservation leadership and the sustainable preservation funding needed to help maintain these vital collections.



New Hampshire has 232 public libraries, 140 historical societies, 150 art galleries and museums, 25 academic institutions and 245 city, county and town government archives. All will be able to participate in "Connecting to Collections," which is scheduled to open for data input in late 2009. It will be available for public searches in mid-2010.

The [New Hampshire State Library](#) promotes excellence in libraries and library services to all New Hampshire residents and public officials.

## This Place Matters

Make sure that YOUR landmarks get the recognition they deserve. Start now by sharing your story about a place that matters to you. Help spread the word and get even more people involved in the preservation movement. It's all part of the [This Place Matters](#) campaign, a nationwide initiative by the National Trust for Historic Preservation.

Sharing your story is easy:

1. Have a photo taken at your favorite place. Make sure you or someone in the photo holds the This Place Matters sign.
2. Upload your photo and short story.
3. Tell your family and friends to view your special place online - and submit their own.

Photo: [DHR staff members](#) at the DHR headquarters, 19 Pillsbury Street in Concord. It is the sole surviving building of the former Margaret Pillsbury Hospital complex. Photo by Karen Jantzen, NH Humanities Council.



## Download the New DHR Brochure

The new, colorful [DHR trifold brochure](#) is now online, free of charge, at the DHR's "About Us" web site. Download it for distribution -- or save paper and historic places by sharing the web link widely!

## News to Use

### National Historic Landmarks photo contest

The National Historic Landmarks tenth annual photo contest entry deadline is September 4, 2009. Contest winners' photographs are used on a calendar. Last year more than two thousand calendars were distributed, celebrating the history and culture of our nation. Click [here](#) for more information.

### National Endowment for the Humanities, Division of Public Programs grants

The National Endowment for the Humanities, Division of Public Programs funds public projects at museums, libraries, historic sites and other historical and cultural organizations. The next

application deadline for funds from America's Historical and Cultural Organizations and Interpreting America's Historic Places programs is January 13, 2010. The grants support historic site interpretation, exhibits, reading or film discussion series, symposia and digital projects. For more information contact the [Division of Public Programs](#) at 202.606.8269.

*(Thanks to Joan Antonson of the Alaska Office of History and Archaeology for these reminders!)*

**Announcing [nh365.org](#) -- "One-stop Shopping" for NH Arts & Culture Events**  
*Van McLeod*, Commissioner, NH Department of Cultural Resources

[nh365.org](#) is a centralized database where NH's arts & culture community can enter their events ONCE and have them posted on different calendar sites throughout the state -- for FREE!

*"A centralized calendar focused on New Hampshire's arts and culture events will strengthen this vital part of the state's economy. The more events that are entered on the site, the more powerful a tool it will become. I urge everyone involved in New Hampshire's arts and culture community to take advantage of this opportunity."*

How do arts & culture organizations get involved with **nh365.org**?

1. Go to [nh365.org](#)
2. Register your organization with the site -- for FREE
3. Begin entering information about your events immediately -- for FREE
4. Keep updating your events as you get more information -- for FREE

For more detailed information about **nh365.org**, or to get started posting your organization's events, visit the [web site](#).

**Please forward this information to your networks.**

**Save These Dates**

**Chichester Heritage Commission**

Thursday, August 20, 7:00 p.m., Town Library  
Presentation by Mary Kate Ryan, DHR Survey Coordinator

**Brookfield Heritage Commission**

Wednesday, September 2, 6:30 p.m.  
Presentation by Mary Kate Ryan, DHR Survey Coordinator, and Nadine Peterson, DHR Preservation Planner

**A Commissioner's Roundtable on Cultural & Heritage Tourism:  
"Partnerships & Packages: Finding Good Matches for Your Organization"**

Tuesday, September 22, 12:00 noon - 2:00 p.m.,  
*Van McLeod, Commissioner, NH Department of Cultural Resources*  
No charge; RSVP to Shelly Angers, Communications Coordinator by [e-mail](#) or at 603-271-3136.

**New Hampshire Cemetery Association**

(tentative) Wednesday, October 21, Derryfield Country Club, Manchester  
Presentation by Deborah Gagne, DHR Grants Coordinator

Check the [NH Preservation Alliance "Events" web site](#), the [Association of Historical Societies of New Hampshire E-ssociate](#), and [nh365.org](#) for more information on other preservation programs and activities.

[Staff members](#) of the  
New Hampshire Division of Historical Resources  
have prepared this newsletter.

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